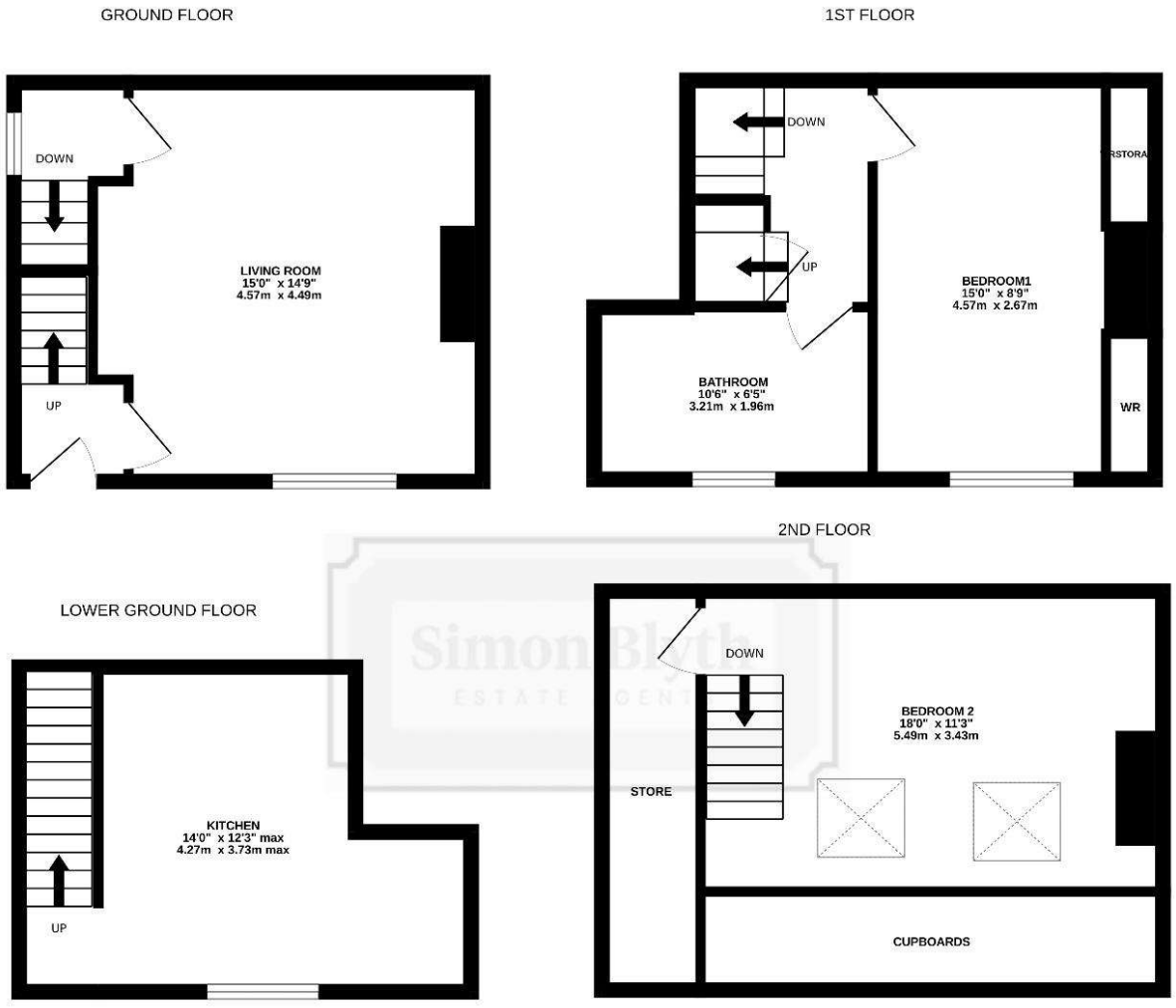


21 King Street, Lindley, Huddersfield, HD3 3EZ



KING STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

An appealing, stone-built, front-facing terrace house providing well-proportioned and attractively presented accommodation arranged over four floors.

Well maintained by the current owner, having been fully rewired, new carpets throughout in 2025, roof repairs in 2021, and Worcester boiler fitted in 2020.

The property stands slightly elevated from the roadside with a south westerly facing garden and is well placed in the heart of Lindley village, just a short walk from cafes, wine bars, library, shops, pubs and schools, and a short drive from the hospital and junction 24 of the M62.

Ideal for a small family / professional couple due to proximity of hospital and Lindley Infant & Junior schools, or as a rental property due to the popularity of the area.

The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises entrance lobby and living room to the ground floor, dining kitchen to the lower ground floor, double bedroom with fitted wardrobes and bathroom to the first floor, and a double bedroom with useful storeroom to the second-floor attic space. Externally, in addition to the garden, there is on street permit parking.

Price £130,000

GROUND FLOOR

ENTRANCE LOBBY
With uPVC and frosted double glazed door with frosted uPVC double glazed window over, there is a ceiling light point, central heating radiator, laminate flooring and staircase rising to the first floor with feature arch at the foot of the stairs. To one side a timber panelled door opens into the living room.

LIVING ROOM
Measurements- 15'0" x 14'9"
As the dimensions indicate this is a well-proportioned reception room which has a uPVC double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving, wall light point, dado rail, two central heating radiators, laminate flooring and as the main focal point of the room there is a feature fireplace with marble-effect surround, conglomerate marble inset and home to a flame effect electric fire which rests on a conglomerate marble hearth. To one side a timber panelled door opens to an inner lobby, this has a wall light point, timber and frosted glazed window, sliding door cloaks cupboard and with a staircase leading to the lower ground floor.







LOWER GROUND FLOOR

KITCHEN

Measurements – 14'0" x 12'3"

With a uPVC double glazed window, inset ceiling downlighters, two wall lights, tile effect flooring, central heating radiator, wall mounted Worcester gas fired central heating boiler and fitted with a range of white base and wall cupboards, drawers, contrasting overlying worktops with matching splashbacks, inset one and a half bowl single drainer sink with mixer tap, four ring halogen hob with extractor hood, electric fan assisted oven, and under counter space for washing machine, dishwasher and tumble dryer. The kitchen is a large, practical space which is separate from the living room, therefore avoiding cooking smells.





FIRST FLOOR

LANDING
With a ceiling light point, staircase rising to the second floor and from the landing access can be gained to the following rooms: -

BEDROOM ONE
Measurements- 15'0" x 8'9" measured to wardrobes
A good-sized double room which has a uPVC double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and to one wall there are a bank of fitted floor to ceiling mirror fronted sliding door wardrobes.





BATHROOM

Measurements- 10'6" x 6'5"

With a frosted uPVC double glazed window, ceiling light point, central heating radiator, tiled floor, part tiled walls and fitted with a five-piece suite comprising corner panelled bath, vanity unit incorporating wash basin, Bidet, low flush w.c. and shower cubicle with electric shower fitting.





SECOND FLOOR

BEDROOM TWO

Measurements- 18'0" x 11'3"

Another good-sized double bedroom which has a mono pitched beamed ceiling with two Velux double glazed windows, central heating radiator, chimney breast and a bank of fitted cupboards. To one side a door gives access to a storeroom. Could be utilised as a home office or guest bedroom.





STOREROOM
Measurements- 15'0" x 3'8"

OUTSIDE

PARKING
There is on-street permit parking.

GARDENS
The property is approached through a timber hand gate with steps rising to the front door. Adjacent to this there is a delightful, south westerly facing, flagged garden with a timber fence providing privacy. The garden enjoys the sun throughout the majority of the day, making it an ideal space for sitting out.




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ADDTIONAL INFORMATION

Central heating- The property has a gas central heating system with a Worcester boiler fitted in 2020

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – A

Directions- Using satellite navigation enter the postcode HD3 3EZ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)
have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday – 8:45 to 17:30
Saturday - 9:00 to 16:00
Sunday - 11:00 to 14:00

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MAIN CONTACTS

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